

Assessing staff use only:

eCRV #

PID #

Owner Occupied	Relative Occupied	Mid - Year	Full Year	Year
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CITY OF EDINA APPLICATION FOR HOMESTEAD

Read the back of the application before filling in the information below. **PLEASE PRINT.**

This application must be **COMPLETELY filled out**. Please ask or call 952-826-0365 if you have questions.

APPLICATION DATA (To be completed by owners.)

New Property Address _____ Zip Code _____

Work Phone _____ Home Phone _____ Cell Phone _____

PRINT NAMES OF ALL OWNERS AS LISTED ON DEED	DO YOU OCCUPY?		NEW OWNER PREVIOUS ADDRESS	SOCIAL SECURITY NUMBER (REQUIRED)
	YES	NO		

IF YOUR SPOUSE IS NOT ON THE DEED OR IF YOU ARE LEGALLY SEPERATED THE FOLLOWING INFORMATION MUST BE PROVIDED:

SPOUSE'S NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
SPOUSE'S SOCIAL SECURITY NUMBER - REQUIRED	DOES YOUR SPOUSE HOMESTEAD THIS PROPERTY? YES <input type="checkbox"/> NO <input type="checkbox"/>				

MARITAL STATUS:

SINGLE <input type="checkbox"/>	MARRIED <input type="checkbox"/>	LEGALLY SEPERATED <input type="checkbox"/>	DIVORCED <input type="checkbox"/>	WIDOWED <input type="checkbox"/>
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WAS PROPERTY PURCHASED FROM : A FRIEND OR RELATIVE <input type="checkbox"/> FORECLOSURE/ SHORT SALE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/>			DID YOU OWN <input type="checkbox"/> OR RENT <input type="checkbox"/> AT YOUR PREVIOUS ADDRESS? IF OWNED DATE PROPERTY WAS SOLD <input type="text"/>		
DATE OCCUPIED	DATE OF DEED	PURCHASE PRICE	CONVEYANCE TYPE: attach deed to application and check one.		
			WARRANTY DEED <input type="checkbox"/> OTHER <input type="checkbox"/> _____		

I/We have read and understand the qualifications on the back of the application. I declare to the best of my/our knowledge the information contained on this application is complete, true and correct.

APPLICANT(S) SIGNATURE(S)

	DATE
	DATE

RELATIVE HOMESTEAD ONLY:

PRINT NAMES OF QUALIFYING RELATIVES: (RELATIVES SIGN ABOVE)	DATE OCCUPIED	QUALIFYING RELATIVE'S PREVIOUS ADDRESS	SOCIAL SECURITY NUMBER (REQUIRED)

Work Phone _____ Home Phone _____ Cell Phone _____

APPLYING FOR THE HOMESTEAD CLASSIFICATION

To apply for the homestead classification for your residence, you must fill out this application. To qualify for the homestead classification you must:

- be one of the owners of the property listed on this application or be a qualifying relative of at least one owner of the property
- occupy the property listed on this application as your primary residence and
- be a Minnesota resident.

To be a qualifying relative of an owner you must be the owner's parents, children, grandparents, grandchildren, brothers, sisters, aunts, uncles, nieces and nephews, including those related by marriage.

Your assessor will determine if you qualify for the homestead classification. You may be considered a Minnesota resident if all or some of the following apply to you:

- you are registered to vote in Minnesota;
- you have a valid Minnesota driver's license or Minnesota picture I.D. card;
- you list a property in Minnesota as your permanent mailing address;
- you are employed by a business located in Minnesota;
- your children, if any, attend school in Minnesota and/ or
- you are not a legal resident of any other state or country.

The law requires that a "Certificate of Real Estate Value" must be filed before a homestead can be granted (Minn. Stat. 272.115).

Minnesota Statute 273.124 Subd. 13, requires that Social Security numbers and signatures of all owners occupying the property be on the homestead application. If this property is the primary residence of a qualifying relative, the Social Security numbers and signatures of the qualifying relative and addresses of the owners to whom he/she is related must be on the application. If there is not space enough for all the required Social Security numbers and signatures, use an extra sheet and include it with the application.

Social Security numbers are confidential information. Under the statute noted above they may be given by your Assessor to the Minnesota Department of Revenue only to determine whether you and the property owner to whom you are related have applied for the homestead classification for any other properties in the state of Minnesota.

Most owners / occupants will not receive a homestead application annually. However, the assessor may, at any time, require a homestead application to be filed in order to verify that any property classified as homestead continues to be eligible for homestead status.

PENALTIES

"Whoever, in making any statement, oral or written, which is required or authorized by law to be made as a basis for imposing, reducing or abating any tax or assessment, intentionally makes any statement as to the material matter which the maker of the statement knows is false, may be sentenced, unless otherwise provided by law, to imprisonment for one year or to payment of a fine of not more than \$3,000.00, or both." Minnesota Statutes, Sec. 609.41

A property owner who obtains, or attempts to obtain, homestead classification for a property other than his / her primary place of residence or primary place of residence of a qualifying relative is subject to a fine of up to \$3,000.00, and / or up to one year imprisonment (Minn. Stat. 609.41) or both. In addition, the property owner will be required to pay all tax which is due on the property based on its correct classification plus a penalty equal to the difference between the tax figured on the homestead classification and on the property's correct classification (Minn. Stat. 273.124, Subd. 13).

IF YOU MOVE.....

If at any time the property is sold or you change your primary residence, state law requires that you notify the Assessor within thirty (30) days. If you fail to notify the Assessor as required, you will be required to pay the tax which is due on the property, based on its correct property classification plus applicable penalties.

IF MAILING OR FAXING THE APPLICATION....

Provide all information required for your homestead situation. You MUST send a copy of the deed to the property complete with a legal description and a copy of the Certificate of Real Estate Value with the application to your city assessor:

City of Edina Assessing Office
4801 W. 50th St
Edina, MN 55424

Phone 952-826-0365
Fax 952-826-0389.